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WARRANTY DEED

Corporate Grantors

KNOW ALL MEN BY THESE PRESENTS,

That, F S D ASSOCIATES a Corporation organized and existing under the laws of the State of Maine and having a place of business at Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations paid by LYNWOOD P. HILL and MARY M. HILL, husband and wife, both of Waterville, County of Kennebec and State of Maine, whose mailing address is 4 Ridgewood Street, Waterville, Maine 04901, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said LYNWOOD P. HILL and MARY M. HILL as joint tenants and not as tenants in common, their heirs and assigns, forever,

THE UNIT known and designated as Unit #4 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominium" and filed on September 9, 1986 in the Kennebec County Registry of Deeds in Plan File #E-86179. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986 and is recorded in said Registry of Deeds in Book 2919, Page 320, as amended by Amendments dated June 30, 1986 and September 4, 1986 and recorded in said Registry in Book 2996, Page 275, and Book 3018, Page 195, respectively, which is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181 and E-86182.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said LYNWOOD P. HILL and MARY M. HILL as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid, that

it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said F S D ASSOCIATES has caused this instrument to be sealed with its corporate seal and signed in its corporate name by ROBERT NARDI, its President thereunto duly authorized, this 17th day of October in the year one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered
in the presence of

F S D ASSOCIATES



Derwood W. Works

By

Robert F. Nardi

Robert Nardi
Its President

State of Maine , County of Kennebec

ss.

October 17, 1986

Then personally appeared the above named Robert Nardi, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Derwood W. Works

Notary Public

Print Name

My Commission expires

DERWOOD W. WORKS, Notary Public

My commission expires 9/30/1988

RECEIVED KENNEBEC SS.

1986 OCT 20 AM 9:00

RECORDED FROM ORIGINAL